125.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,064,400 / 1,064,400
					USE VALUE:	1,064,400 / 1,064,400
					ASSESSED:	1,064,400 / 1,064,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOSS DANIEL SCOTT
Owner 2:	ROGERS REBECCA E
Owner 3:	
Street 1:	47 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROGERS GEORGE C JR & SARAH -
Owner 2:	TRS/G. ROGERS TR/TRS S ROGERS -
Street 1:	299 CAMBRIDGE ST #224
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 8,775 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1891, having primarily Clapboard Exterior and 2548 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8775.000	449,500		614,900	1,064,400
Total Card	0.201	449,500		614,900	1,064,400
Total Parcel	0.201	449,500		614,900	1,064,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.74 | /Parcel: 417.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80218
GIS Ref	
GIS Ref	
Insp Date	06/06/18

!9666!

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	449,400	0	8,775.	614,900	1,064,300	1,064,300	Year End Roll	12/18/2019
2019	101	FV	352,300	0	8,775.	649,100	1,001,400	1,001,400	Year End Roll	1/3/2019
2018	101	FV	351,900	0	8,775.	478,300	830,200	830,200	Year End Roll	12/20/2017
2017	101	FV	351,900	0	8,775.	457,800	809,700	809,700	Year End Roll	1/3/2017
2016	101	FV	351,900	0	8,775.	423,600	775,500	775,500	Year End	1/4/2016
2015	101	FV	332,000	0	8,775.	355,300	687,300	687,300	Year End Roll	12/11/2014
2014	101	FV	332,000	0	8,775.	347,100	679,100	679,100	Year End Roll	12/16/2013
2013	101	FV	332,000	0	8,775.	330,700	662,700	662,700		12/13/2012

PRINT

Date	Time
12/11/20	00:06:37

LAST REV

Date	Time
09/18/18	12:18:09
apro	
9666	

USER DEFINED

Prior Id # 1:	80218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROGERS GEORGE C	69609-224		7/14/2017	Estate/Div	750,000	No	No	4	
ROGERS GEORGE C	50638-149		1/28/2008	Family	99	No	No		
	11177-92		7/29/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	Inspected	BS	Barbara S
5/10/2018	MEAS&NOTICE	CC	Chris C
2/1/2018	SQ Returned	EMK	Ellen K
11/13/2008	Meas/Inspect	336	PATRIOT
12/6/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
11/2/1999	Measured	266	PATRIOT
7/14/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8775		Sq. Ft.	Site		0	90.	0.78	10									614,923						614,900	

Total AC/HA: 0.20145 | Total SF/SM: 8775 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 614,923 | Spl Credit | Total: 614,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1891	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10025728
Const Adj.:	1.00989902
Adj $ / SQ:	144.449
Other Features:	90894
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610707
Depreciation:	161227
Depreciated Total:	449481

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

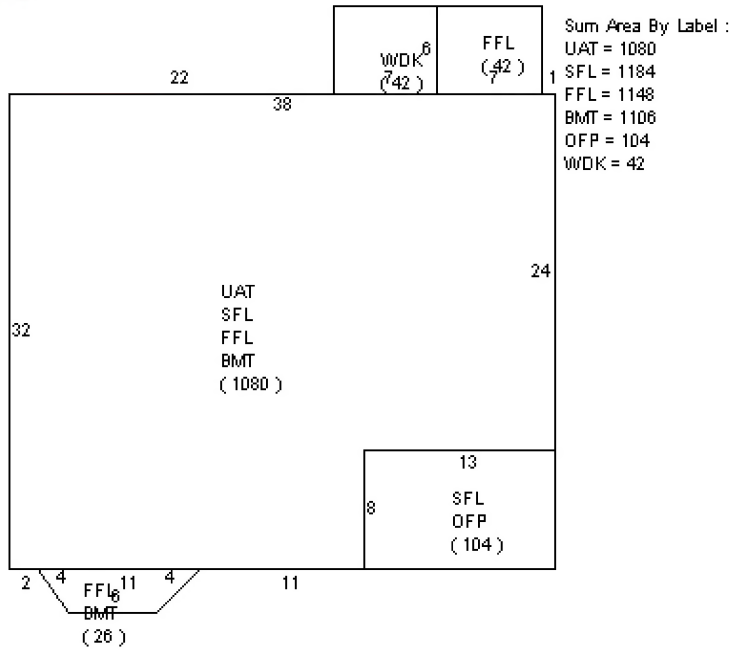
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,184	144.450	171,028
FFL	First Floor	1,148	144.450	165,828
BMT	Basement	1,106	43.330	47,928
UAT	Upper Attic	270	92.450	24,961
OFP	Open Porch	104	32.690	3,399
WDK	Deck	42	16.160	679

Net Sketched Area:	3,854			Total:	413,823
Size Ad	2332	Gross Are	4664	FinArea	2548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.78
Special Features:	0	Val/Su Net:	116.63
Final Total:	449500	Val/Su SzAd	192.75

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	